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Monitoring the Housing Market

Supply & Production

January 1 to December 31, 1981

City of Hamilton

Prepared by the Planning and Development Department
of the Regional Municipality of Hamilton-Wentworth

June 1982

MONITORING THE HOUSING MARKET

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SUMMARY

POPULATION

- the City's population in 1981 was 306,434, a decrease of 809 over the 1980 figure
- the average annual growth rate between 1971 and 1981 was 0.04%
- the target is 0.7%
- the City's population has not grown since 1977, but the rate of decrease is lessening.

HOUSING

- housing unit production totalled 508 units, an increase over the 1980 figure but far below the target of 2,600 units
- the housing mix was 63.6% singles, 6.5% semis, 29.9% row and no apartments
- singles were two and a half times the recommended target mix
- row units were five times the target
- apartment unit production targetted at 64% was nil

LAND INVENTORY

- the short-term supply of residential land was 4,845 units, or some 600 acres (250 hectares)
- this was 2,000 units below the target
- the land inventory for singles was twice the recommended target; semis were six times the target; row units were 1.5 times the target, while apartments were but 16% of the target

RENTAL APARTMENTS

- the apartment vacancy rate in 1981 declined to 1.1% from 1.7% in 1980
- the vacancy rate is lowest in the west end and the mountain
- measured in real dollars, apartment rents were lower in 1981 than in 1975

CONDOMINIUM DEVELOPMENT

- 212 condominium units were added to the inventory in 1981
- 67 apartment unit conversions and 172 townhouse unit conversions as well as 34 new townhouse units received draft approval
- 6 apartment unit conversions and 124 townhouse unit conversions were registered

HOUSE PRICES

- house prices in Hamilton were low in relation to other provincial and Canadian cities
- Hamilton's house prices rose 4% in 1981, while the provincial average was 10.7%
- measured in real dollars, house prices are lower in 1981 than in 1975

LOW INCOME HOUSING

- low income housing units increased by 213 units, one-third the target of 660
- the majority were provided under the Private Non-Profit Housing Program for families

RESIDENTIAL REHABILITATION

- 186 applications for assistance were approved in 1981
- this is less than the annual target of 195 and 15 less than the number of approvals in 1980

2. RECOMMENDATIONS

As a result of the 1981 housing monitoring study and the trends established since housing monitoring was initiated in 1976, it is recommended that

1. housing monitoring continue on an annual basis;

2. the new Housing Policy Statement Update for the City of Hamilton and the low income housing needs study now in progress be expedited; and

3. medium and high density residential designations and zoning adjacent to major commercial nodes such as Limeridge Mall and the downtown be preserved.

4. It is further recommended that the City of Hamilton initiate a study to assess the implications of the Ontario Ministry of Revenue's decision to conduct municipal enumerations during election years only rather than on an annual basis.

3. INTRODUCTION

This is the sixth annual report providing yearly information on housing activity in the City of Hamilton. The report also compares 1981 housing production in the City with the targets established in the 1976 Council-adopted Housing Policy.

This report contains statistical information on housing supply for the period January 1 to December 31, 1981.

4. PURPOSE

The purpose of this Report is to provide decision-makers, public and private agencies and the housing development sector with:

- a statistical review of housing activities and changes in the local market conditions;
- a performance evaluation of the housing market in relation to the annual targets; and
- an assessment of Housing Policy as a result of housing market performance.

The basis for monitoring the performance of the housing market lies in the 1976 Council-adopted Housing Policy (see Appendix 9), and the Peter Barnard Associates' Housing Needs Study. The Housing Policy sets out the following assumptions and annual targets:

i) a population growth rate of 0.7%;

ii) the development of 2,600 housing units;

iii) short-term housing land inventory of 6,870 potential units;

iv) the development of 660 low-income housing units; and

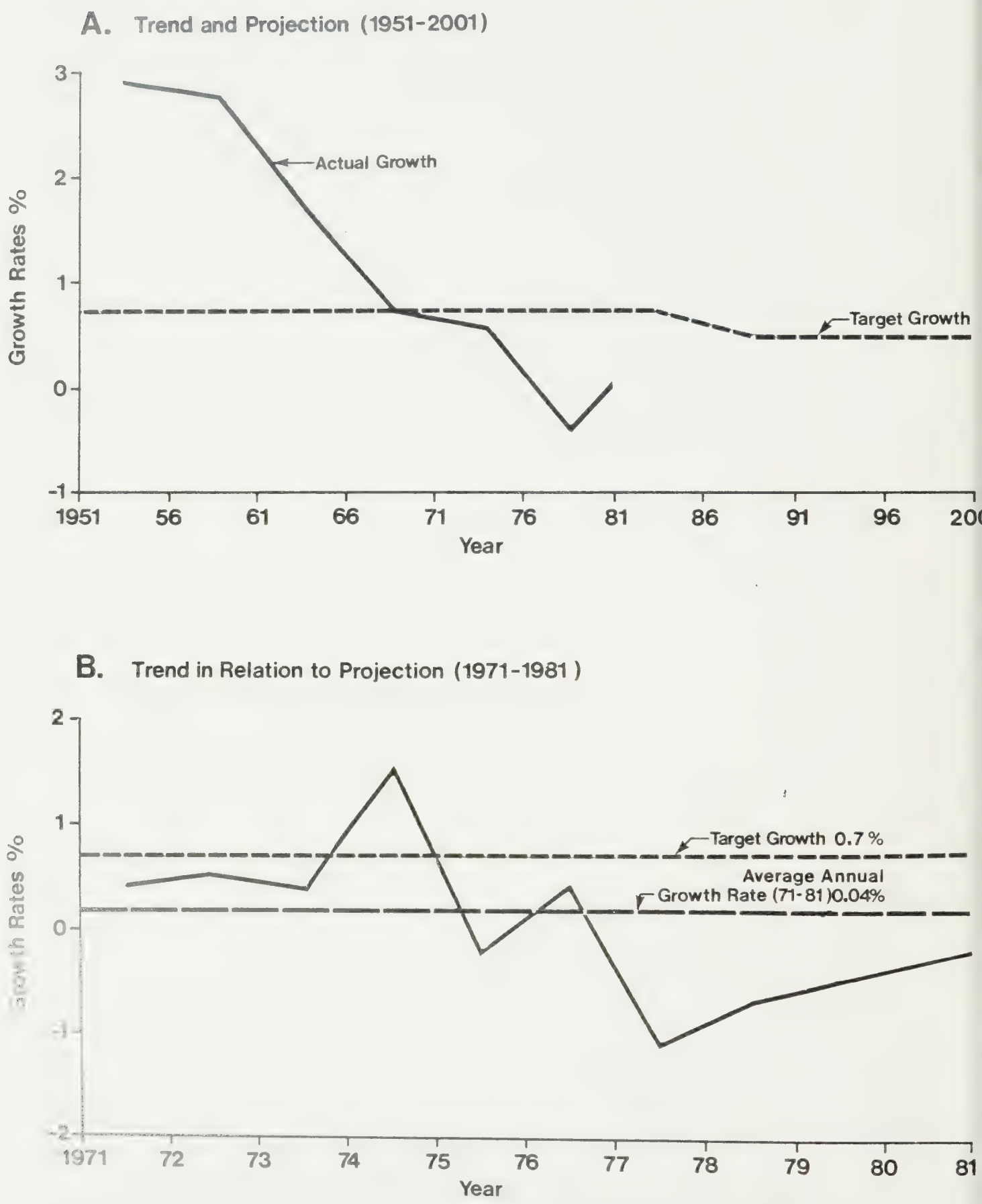
v) the rehabilitation of 195 residential units.

5. MONITORING RESULTS

1. Population Growth
2. Housing Unit Production
3. Residential Land Inventory
4. Rental Apartment Market
5. Condominium Development
6. Comparative Housing Prices
7. Low Income Housing
8. Residential Rehabilitation

Figure 1

Population Growth Rates



5.1 POPULATION GROWTH (APPENDIX I)

The City recorded a population of 306,434* in 1981, a decrease of 809 persons over the 1980 figure.

The growth rate between 1980 and 1981 was -0.3%. The annual growth rate target established in the Council-adopted Housing Policy is 0.7%. The City has achieved this annual rate of growth only once since 1971. In the last four years, population decline has occurred, although an upturn is evident since 1977 (Figure 1).

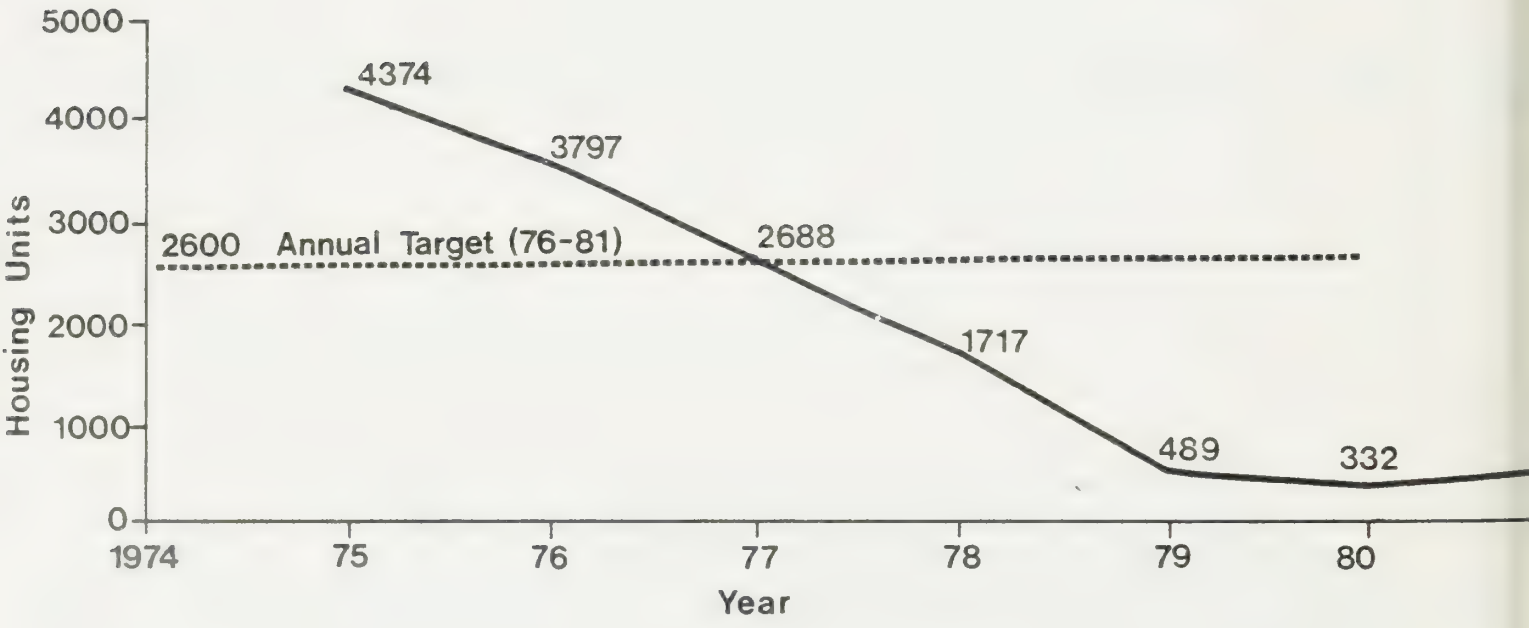
The average annual growth rate between 1971 and 1981 was 0.04%, considerably below the target of 0.7%.

*This figure is taken from the 1981 Census Canda. In previous years housing monitoring documents have used enumeration data collected by the Ontario Ministry of Revenue. As the collection methodology used varies between these two sources, accurate comparison between enumeration data and census data is not possible.

The last year for which enumeration data was published on an annual basis was 1980. After 1980 enumeration data will only be collected in election years. This year's monitoring report was able to substitute the enumeration data with population data provided by the 1981 Census Canada. However, for non-election years between census takings there will be no population data available from either source. This lack of data will greatly hinder the City's monitoring efforts.

Figure 2

Housing Unit Production

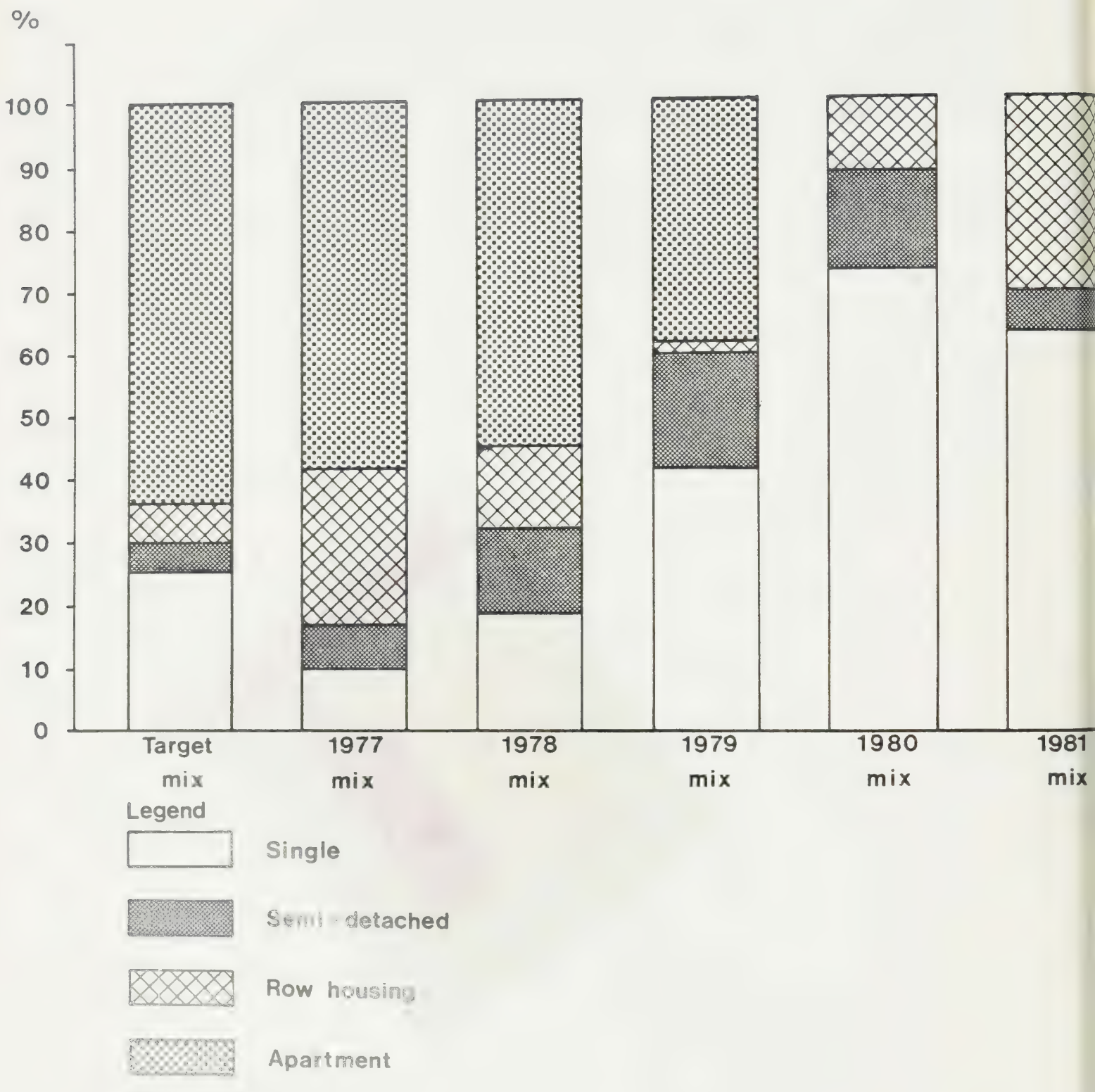


5.2 HOUSING UNIT PRODUCTION (APPENDIX 2)

Housing unit production (units completed and available for occupancy) in 1981 amounted to 508 units (563 new units - 55 demolitions). The annual target is 2,600 units. There has been a steady decline in net annual housing unit production since 1975 but Figure 2 shows that, as with population, an improvement has appeared between 1980 and 1981.

Figure 3

Housing Unit Mix



5.3 HOUSING MIX (APPENDIX 3)

The Hamilton Housing Needs Study also established targets for the appropriate mix of housing. The mix was set at 25% singles, 5% semis, 6% row and 64% apartments.

In 1981, the mix achieved was 63.6% singles, 6.5% semis and 29.9% row. No apartment units were included (See Figure 3).

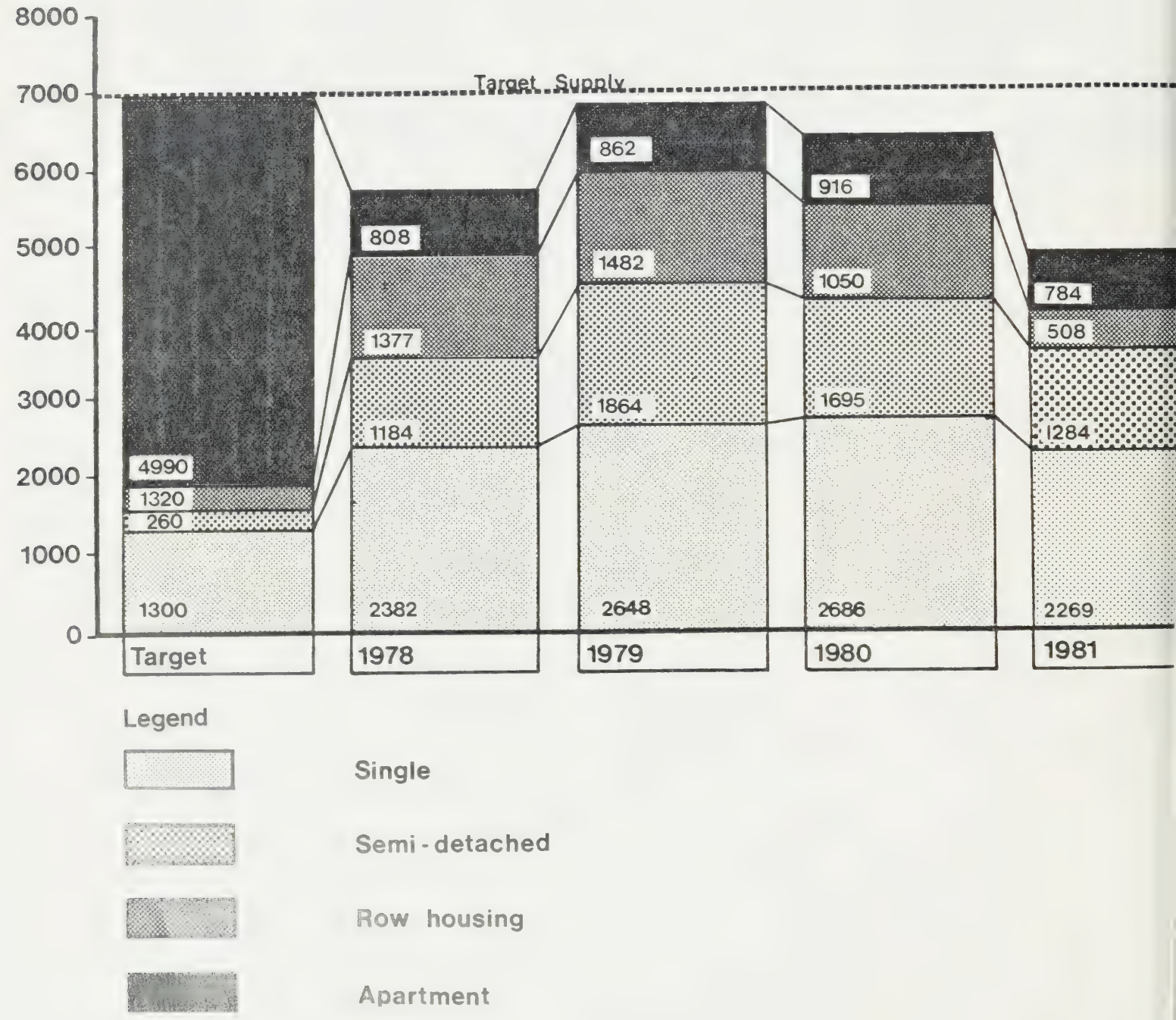
Since 1977, the number of singles has grown at the expense of apartment units. The production of apartment units declined steadily from 1977 to 1979 with the sharp drop to zero production in 1980 and 1981.

In relation to the target mix, singles in 1981 were roughly two and a half times the target, row units were five times the target, and apartment units were nil when the target recommends 64% of all unit production be for apartments.

Figure 4

Residential Land Inventory

(Short Term Supply)



Legend

Single

Semi-detached

Row housing

Apartment

5.4 RESIDENTIAL LAND INVENTORY (APPENDIX 4)

The Housing Needs Study indicated that 6,870 units should be available for an adequate short-term supply of residential land. This includes units registered, draft approved and under consideration (See Figure 4).

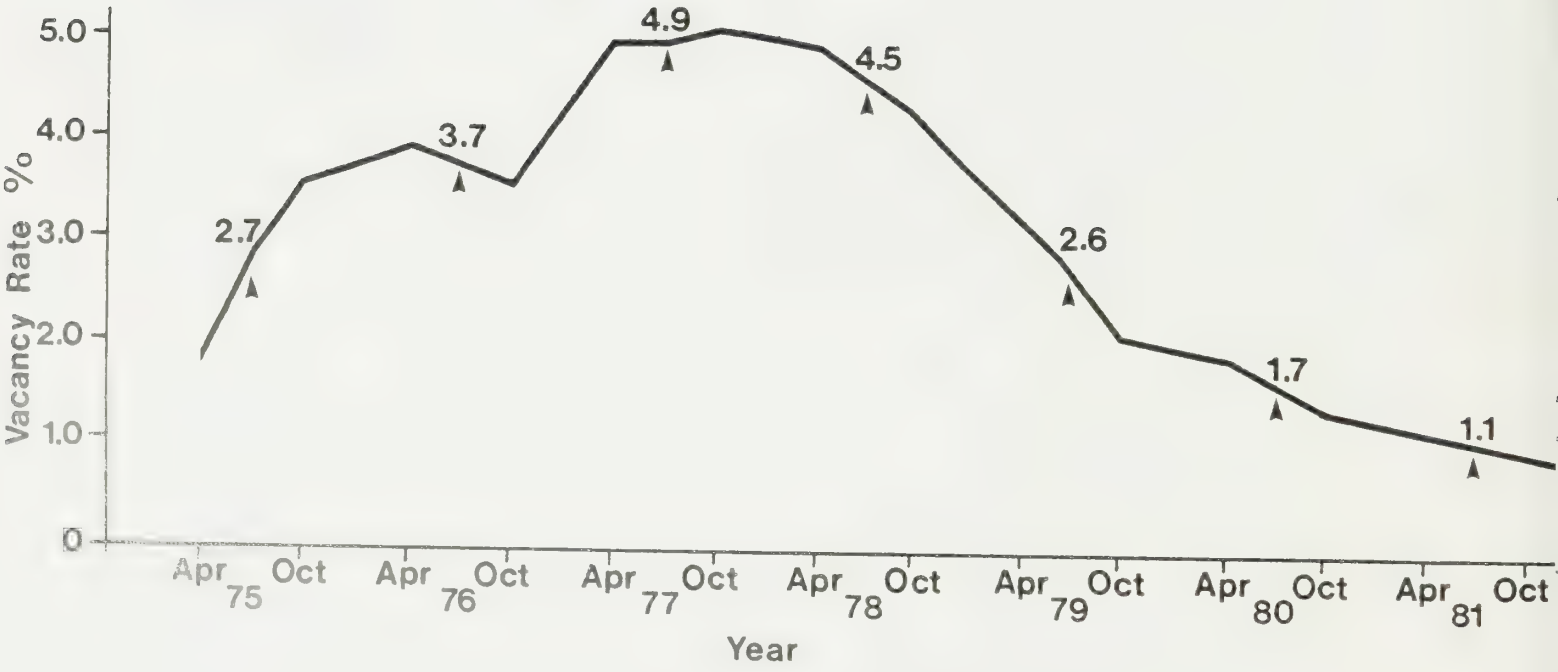
The City's short-term supply of residential land for production in 1981 was 4,845 units. This figure is some 2000 units below the target and 1500 units below the 1980 figure. Of the total, 2,269 units were for singles, twice the target. The short-term supply of semis was 1,284, 6 times the target. The short-term supply of row units was 508, one and one-half times the target, while apartment units totalled 784 units, 16% of the target.

5.5 THE RENTAL APARTMENT MARKET (APPENDIX 5)

Apartment vacancy rates in the City continued to decline in 1981. The 1981 average was 1.1%, a significant drop from the 1977 high figure of 4.9% (See Figure 5). A healthy vacancy rate is considered to be in the order of 3%.

Figure 5

Apartment Vacancy Rate (1975-81)



The highest vacancy rate in the City was in the area on the periphery of the downtown (3.9%) while the lowest rate was in the west end (.3%). The downtown area vacancy rate fell to 1.1%, while the Mountain's vacancy rate dropped to 0.4% (See Figure 6).

Figure 6

Apartment Vacancy Rate by Area

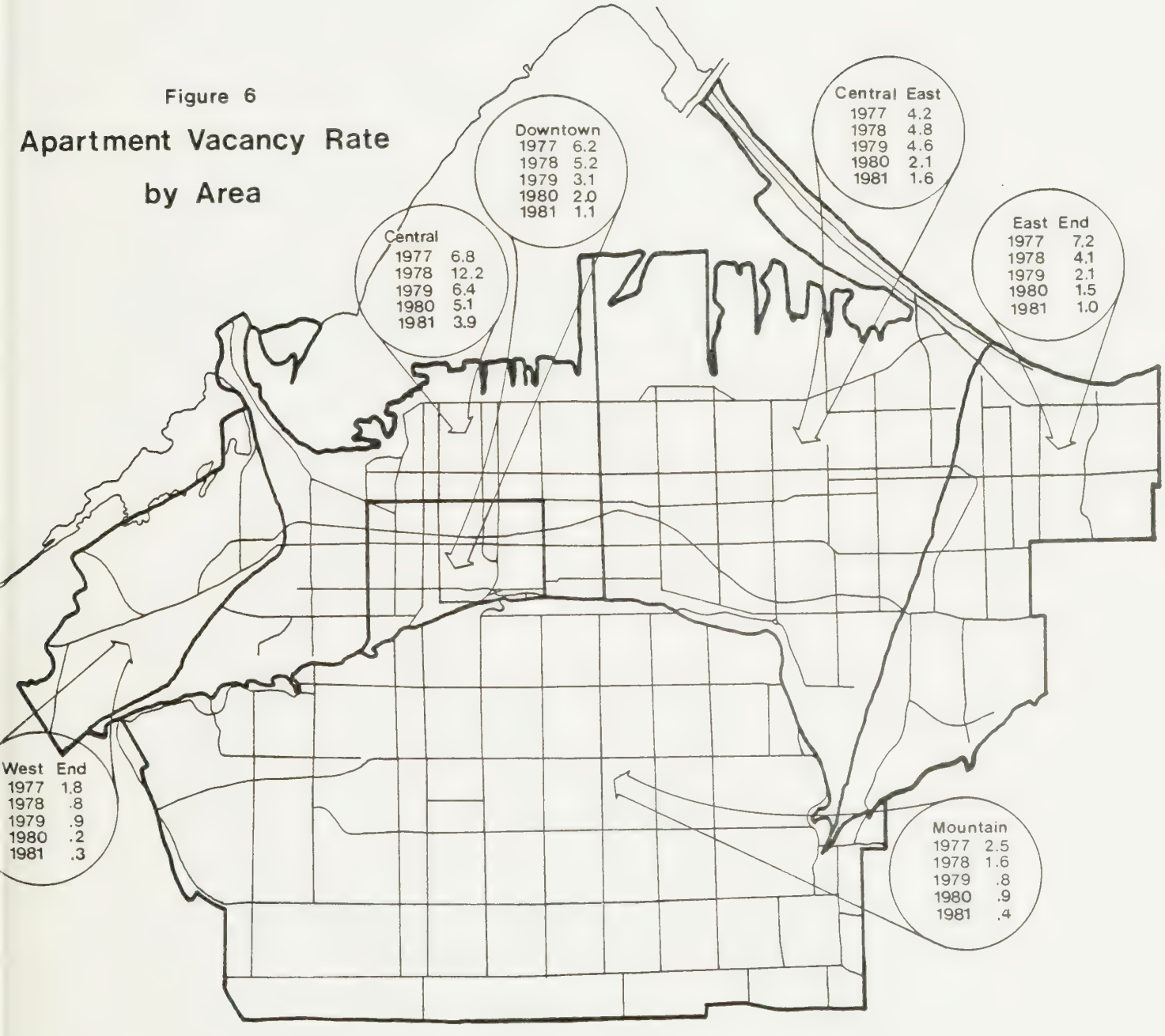
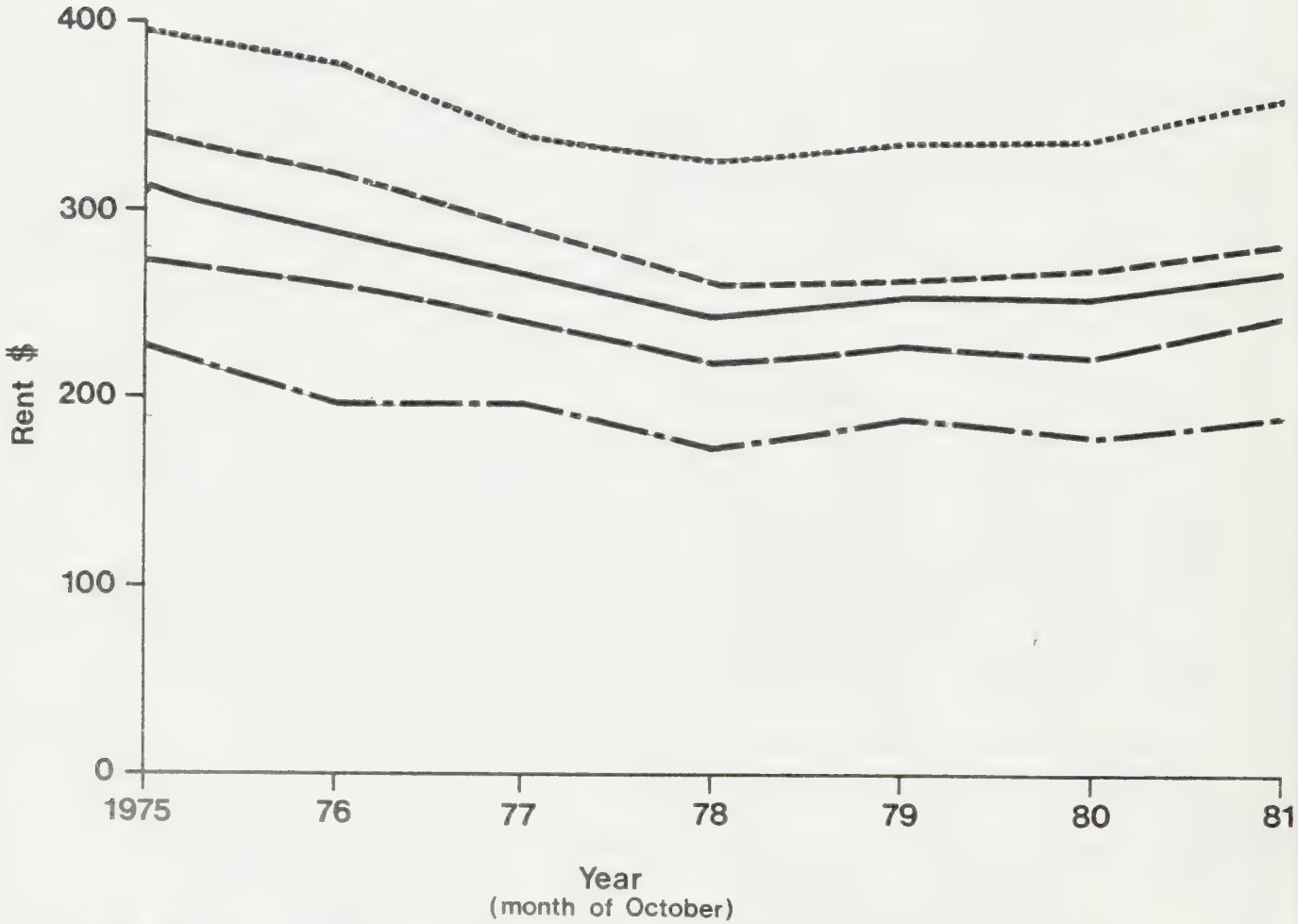


Figure 7

*Average Rent for Apartments

(Converted to 1981 Dollars)



* to October 1978 for vacant apartments only, after October 1978 for occupied and vacant apartments.

The current apartment market situation in the City is of some concern. While vacancy rates have dropped and apartment construction has been non-existant, apartment rents have not risen accordingly as might be expected in a tight market situation. In fact, since 1975, the average rent value of apartment units (measured in 1981 $'s), has declined (See Figures 7). In 1975, the average rent was $346.00 in 1981 $'s. In 1981, the average rent was $267.00.

The relationship among rent levels, the rent review legislation, interest rates, construction costs, and the supply and demand of apartment units in the City is being examined by a special sub-committee composed of representatives of three levels of government, the development industry, tenant and labour groups. This sub-committee has been given the mandate of recommending ways and means to stimulate rental development and increase the supply of rental units in the City. Issues to be examined include:

i) municipal fees and regulations,
ii) mortgages, interest rates and construction costs,
iii) income levels, rents and affordability,
iv) rental housing in existing buildings versus new construction,
v) Provincial and Federal government programs and subsidies, and
vi) any additional issues identified by the sub-committee.

It is hoped that from this sub-committee will come a clear understanding of Hamilton's rental market and what methods would best alleviate any shortages or problems noted.

5.6 CONDOMINIUM DEVELOPMENT

No new condominium units were under construction in the City in 1981 (See Figure 8). The inventory of existing condominium units increased by 206 row units and six apartment units, bringing the total to 4,601 units.

Additional units will be coming on the market, the majority through condominium conversions. In 1981, 124 townhouse unit conversions were registered, along with six apartment units. Draft approval was given to 172 townhouse conversions and 34 new condominium townhouses, as well as 67 apartment conversions. An additional 44 townhouses and 126 apartments were under consideration as condominium conversions. In all, 374 townhouse units and 199 apartment units will be appearing through the conversion process.

Because of the very low apartment vacancy rate, the conversion of apartment units to condominiums should be very carefully assessed.

FIGURE 8

TOTAL CONDOMINIUM UNIVERSE

CITY OF HAMILTON 1976 - 1981

Date	Under Construction				Existing				Total			
	Row Actual	%	Apt. Actual	%	Row Actual	%	Apt. Actual	%	Row Actual	%	Apt. Actual	%
Dec. 31/76	720	61.1	458	38.9	1941	69.9	835	30.1	2661	67.3	1293	32.7
Dec. 31/77	279	60.5	182	39.5	2570	69.8	1111	30.2	2849	68.7	1293	31.2
Dec. 31/78	41	100.0	0	0	2897	69.8	1252	30.2	2938	70.1	1252	29.9
June 30/79	41	100.0	0	0	2897	69.8	1252	30.2	2938	70.1	1252	29.9
Dec. 31/80	0	0	0	0	2896	66.0	1493	34.0	2896	66.0	1493	34.0
Dec. 31/81	0	0	0	0	3102	67.4	1499	32.6	3102	67.4	1499	32.6

Source: CMHC - Housing Statistics Monthly Reports, 1976 - 1981

5.7 COMPARATIVE HOUSING PRICES

The price of homes in Hamilton in 1981 ranked eighth in a survey of Ontario's ten larger cities. The average price for a typical three-bedroom home on a 6,000 square foot lot in Hamilton in October, 1981, was $62,000. The average price for a similar house in the ten centres surveyed was $80,620 (See Figure 9).

The average price increase between October, 1980 and October, 1981 amounted to 10.7% for the ten centres. Hamilton's home prices rose 4%, somewhat below the average but higher than Kitchener, St. Catharines, and Thunder Bay. The house price increase in 1980 in Hamilton was 1.7%.

FIGURE 9

COMPARATIVE HOUSING PRICES - OCTOBER, 1981
ONTARIO

CITY	PRICE	% CHANGE OCT.'80 TO OCT.'81
HAMILTON	$ 62,000	4.0
TORONTO (CENTRAL)	145,000	29.7
MISSISSAUGA	95,400	19.8
OAKVILLE	91,000	14.3
BURLINGTON	79,000	13.3
THUNDER BAY	76,000	0
OTTAWA	71,200	11.5
LONDON	68,000	8.5
KITCHENER	61,100	2.5
ST. CATHARINES	57,500	3.5
AVERAGE	$ 80,620	10.7

SOURCE: ROYAL TRUST CORPORATION

On a national scale, Hamilton appears in second-last place among the ten largest national centres as shown in Figure 10, but Hamilton's growth rate between October, 1980 and October, 1981 was higher than Montreal, Calgary and Vancouver.

FIGURE 10

COMPARATIVE HOUSING PRICES - OCTOBER, 1981

CANADA

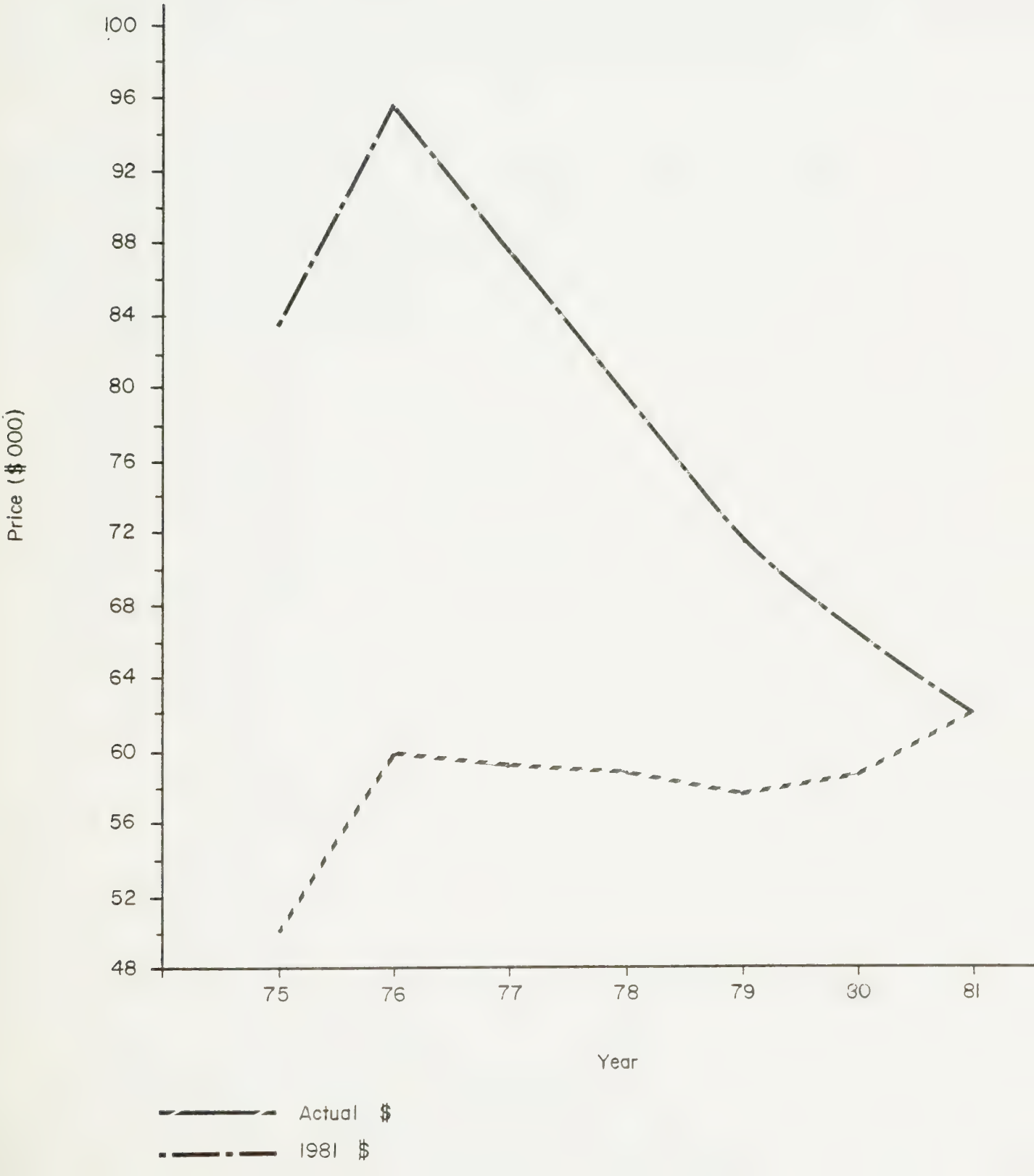
CITY	PRICE	% CHANGE OCT.'80 TO OCT.'81
HAMILTON	$ 62,000	4.0
TORONTO (CENTRAL)	145,000	29.7
MONTREAL	58,000	-12.1
ST. JOHN'S	72,000	9.0
HALIFAX	89,000	23.6
WINNIPEG	73,000	9.6
CALGARY	122,000	1.6
EDMONTON	103,000	6.8
VANCOUVER	125,000	-14.0
VICTORIA	140,000	25.0
AVERAGE	$ 98,900	8.3%

SOURCE: ROYAL TRUST CORPORATION

Figure II

House Prices

(Converted to 1981 Dollars)



House prices show an interesting trend, particularly when actual prices are converted to constant dollars. As Figure 11 shows, actual house prices have risen slowly between 1975 and 1981, with the most dramatic increase occurring between 1975 and 1976. Between 1976 and 1979, prices actually fell, but only by $2,500. After 1979, prices continued on their upward trend. When actual prices are converted to constant 1981 dollars, the overall trend indicates a drop in house prices. This would tend to suggest that housing is now more affordable than in previous years, but other economic factors, notably interest rates, affects the situation.

5.8 LOW-INCOME HOUSING (APPENDIX 8)

The Council-adopted Housing Policy established an annual target of 660 units, 440 row (ground related) and 220 apartment units.

In 1981, the inventory of low income housing units increased by 278 private non-profit units. This increase was entirely due to family units provided by Victoria Park Community Homes Inc. It should be remembered, however, that only approximately 25 per cent of the units in non-profit family projects are rented by families requiring rental assistance; therefore, only 69 of the 278 are actually 'effective' low income housing units.

The rent supplement unit inventory decreased by 65 senior units. Rent supplement units are likely to decrease further as landlords find that, with lower vacancy rates, it is easier to rent their units privately. Overall, the supply of low income housing, especially for families, is of concern. It is felt that demand is far greater than the available supply. Accordingly, the City is conducting an assisted housing needs study to determine present and future need and whether the City should set up a Municipal Non-Profit Housing Program to meet the need.

5.9 RESIDENTIAL REHABILITATION (APPENDIX 9)

An annual target of 195 units was established by the Council-adopted Housing Policy for residential rehabilitation. In 1981, 184 applications were approved for assistance (93 under O.H.R.P.; 87 under R.R.A.P. and 4 under H.A.R.P.). These approvals were below both the target and the 1980 total.

6. CONCLUSION

As a result of the 1981 housing monitoring, it is clear that Hamilton's housing production neither met the targets established in 1976 nor showed strong market activity. The continuing loss of population, low housing unit production, increasing apartment vacancy rate and lack of apartment construction are alarming trends which require careful monitoring and analysis to determine why they are occurring and what methods might alleviate the situation.

In addition to the low activity in the private market, the production of assisted housing is also critical because of increasing need and affordability problems for low income people in today's economic climate.

The City will be undertaking the necessary analyses beginning in June this year when it initiates the Municipal Housing Statement Update and Assisted Housing Needs Study. These studies, to be completed in six months time, will analyze past trends and predict future growth potential, changes in the market, the precise need for low income housing and how best to meet that need.

The Rental Development Sub-Committee is also examining the rental development situation to determine what methods would be most useful in increasing the supply and choice of rental units in the City. This sub-committee meets monthly and intends to have recommendations prepared in three to four months time.

In the meantime, it is important that medium and high density residential designations and zoning adjacent to major commercial nodes be preserved. It is also important that annual housing monitoring continue. However, due to the Ontario Ministry of Revenue's decision to collect enumeration data in election years only, reliable population statistics will not be readily available. This will seriously impede annual monitoring of the housing market.

7. APPENDICES

1. Population Growth

2. Housing Unit Production

3. Housing Unit Mix

4. Residential Land Inventory

5. Apartment Vacancy Rates

6. Average Rents

7. Average House Prices

8. Low-Income Housing

9. Residential Rehabilitation

10. Housing Policy

APPENDIX 1: POPULATION GROWTH

CITY OF HAMILTON (1971 - 1981) *

YEAR	ASSESSED POPULATION	ANNUAL GROWTH RATE ABSOLUTE	%
1971	305,016		
		1,214	0.4
1972	306,230		
		1,483	0.5
1973	307,713		
		1,293	0.4
1974	309,006		
		4,559	1.5
1975	313,565		
		- 610	-0.2
1976	312,955		
		1,396	0.4
1977	314,351		
		-3,533	-1.1
1978	310,818		
		-2,172	-0.7
1979	308,646		
		-1,403	-0.5
1980	307,243		
		- 809	-0.3
1981	306,434**		
AVERAGE ANNUAL GROWTH TO 1977		1,556	0.5
TO 1978		829	0.3
TO 1979		454	0.15
TO 1980		247	0.08
TO 1981		142	0.04

Sources: *Regional Planning Division, Planning and Development Department Hamilton-Wentworth Region (September Enumeration).
Figures for Hamilton have been adjusted to correct a miscount of the student population which has occurred in past years.
**Statistics Canada, Census Division.

APPENDIX 2 HOUSING UNIT PRODUCTION 1975 - 1981

CITY OF HAMILTON
(Housing Completions (1) - Demolitions (2))

YEAR	Unit Type				Gross (1) Production	Demolitions (2)	Net Production	Growth in Production	
	Single	Semi	Row	Apt.				Actual	Growth Rate %
1975					4678	304	4374		
1976					4143	346	3797	- 577	- 13.2
1977	433	195	695	1570	2893	205	2688	- 1109	- 29.2
1978	472	263	244	943	1922	205	1717	- 971	- 36.1
1979	327	94	16	187	624	135	489	- 1228	- 71.5
1980	267	54	46	0	367	35	332	- 157	- 32.1
1981	364	43	156	0	563	55	508	- 176	- 53.0
TOTAL 1975-77					11714	855	10859	- 1686	- 38.5
1975-78					13636	1060	12576	- 2657	- 60.7
1975-79					14260	1195	13065	- 3885	- 88.8
1975-80					14627	1230	13397	- 4042	- 92.4
1975-81					15190	1285	13905	- 3866	- 88.4

Sources: (1) C.M.H.C. Housing Statistics Monthly Reports, 1975 - 1981
(2) City of Hamilton, Department of Buildings, Reports of the Months, 1975 - 1981

APPENDIX 3

HOUSING UNIT MIX 1977 - 1981

UNIT TYPE	TARGET UNITS	%	ACTUAL UNITS * # 1977	1978	1979	1980	1981	ACTUAL UNITS * % 1977	1978	1979	1980	1981
Single	650	25	264	314	203	242	323	9.8	18.3	41.5	72.9	63.6
Semi	130	5	183	235	90	52	33	6.8	13.7	18.4	15.7	6.5
Row	160	6	671	225	9	38	152	25.0	13.1	1.8	11.4	29.9
Apt.	1660	64	1570	943	187	0	0	58.4	54.9	38.2	0	0
TOTAL	2600	100	2688	1717	489	332	508	100.0	100.0	100.0	100.0	100.0

* Actual Units Represent Net Production Figures

Sources: (1) C.M.H.C. Housing Statistics Monthly Reports, 1977 - 1981
(2) City of Hamilton, Department of Buildings, Reports of the Months, 1975 - 1981

APPENDIX 4 RESIDENTIAL LAND INVENTORY 1981

UNIT TYPE	TARGETS	SHORT-TERM SUPPLY REGISTERED	DRAFT APPROVED	UNDER CONSID.	TOTAL
Single	1300	221	1682	366	2269
Semi	260	---	1116	168	1284
Row	320	72	381	55	508
Apt.	4990	---	636	148	784
TOTAL UNITS	6870	293	3815	737	4845
TOTAL ACREAGE		43.4	465.7	96.8	605.9

Source: Development Division, Planning and Development Department, Hamilton-Wentworth Region, 1981

APPENDIX 5 APARTMENT VACANCY RATES, 1975 - 1981

CITY OF HAMILTON

Survey Months	1975	1976	1977	1978	1979	1980	1981
April	1.8	3.9	4.9	4.8	3.1	1.9	1.3
October	3.5	3.5	5.0	4.1	2.0	1.5	.9
Average Annual	2.7	3.7	4.9	4.5	2.6	1.7	1.1

Source: C.M.H.C. Rental Apartment Vacancy Surveys, April and October, 1975 - 1981

APPENDIX 6 AVERAGE RENTS FOR A SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES (OCCUPIED AND VACANT UNITS) CITY OF HAMILTON, 1975 - 1981

UNIT TYPE BY ACTUAL AND 1981 DOLLARS*

PERIOD	BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM	
	ACTUAL $	1981 $	ACTUAL $	1981 $	ACTUAL $	1981 $	ACTUAL $	1981 $
OCT. '75	150	256	179	305	223	380	260	443
APR. '76	150	239	177	282	217	345	287	457
OCT. '76	139	221	183	291	225	358	266	423
APR. '77	156	230	177	261	229	337	254	374
OCT. '77	150	221	183	270	220	324	258	380
**								
OCT. '78	159	215	197	266	234	316	282	381
APR. '79	158	196	198	245	238	295	295	366
OCT. '79	170	211	203	252	N/A	N/A	301	373
APR. '80	173	195	212	238	255	287	320	360
OCT. '80	180	202	220	247	265	298	335	377
APR. '81	179	179	227	227	273	273	340	340
OCT. '81	190	190	241	241	280	280	358	358

* All dollar values have been converted to 1981 dollars by utilizing the Consumer Price Index (1975 CPI = 138.9; 1976 CPI = 148.9; 1977 CPI = 160.8; 1978 CPI = 175.2; 1979 CPI = 191.2; 1980 CPI = 210.6; 1981 CPI = 236.9). The conversion is accomplished by the actual rent value per year divided by the CPI for that particular year times the 1981 CPI.

** Figures are not available for April, 1978.

Source: C.M.H.C., Rental Apartment Vacancy Surveys, April and October 1975 - 1981

APPENDIX 7

AVERAGE HOUSE PRICES

CITY OF HAMILTON

1975 - 1981

YEAR	ACTUAL $	1981 $
1975	49,000*	83,572
1976	60,000*	95,460
1977	59,500**	87,659
1978	58,900**	79,643
1979	57,500**	71,243
1980	59,000**	66,368
1981	62,000**	62,000

* Average price in August
** Average price in June

All dollar values have been converted to 1981 dollars by utilizing the Consumer Price Index (1975 CPI = 138.9; 1976 CPI = 148.9; 1977 CPI = 160.8; 1978 CPI = 175.2; 1979 CPI = 191.2; 1980 CPI = 210.6; 1981 CPI = 236.9). The conversion is accomplished by taking the actual house price, dividing it by the CPI for that particular year and multiplying by the 1981 CPI.

Source: Royal Trust Corporation

APPENDIX 8

CITY OF HAMILTON

LOW INCOME HOUSING

1981

PROGRAM	FAMILY UNITS	SENIOR UNITS	HANDICAPPED UNITS*	TOTAL
OHC PUBLIC HOUSING	1939	3041	36	4980
RENT SUPPLEMENT	244	252	3	496
PRIVATE NON-PROFIT	660	871	0	1531
TOTAL	2843	4164	39	7007

*included in totals

CHANGE 1980 - 1981

OHC	-	0
RENT SUPPLEMENT	-	-65 (all Senior units)
NON-PROFIT	-	+278 (all Family units)
TOTAL	-	+213

Source: Hamilton Wentworth Housing Authority,
CMHC,
Regional Planning Division

APPENDIX 9 RESIDENTIAL REHABILITATION

TARGET: 195 units per year

APPROVALS

YEAR	O.H.R.P.	R.R.A.P.	H.A.R.P.	TOTAL
1975				353
1976				452
1977	171	62		233
1978	169	104	13	286
1979	148	74	26	248
1980	85	93	21	199
1981	93	87	4	184

Source: Department of Community Development,
City of Hamilton

REPORT OF THE PLANNING AND DEVELOPMENT COMMITTEE

To the Corporation of the City of Hamilton

Members of Council:

The Planning and Development Committee presents its THIRTY-FOURTH Report for 1976 and recommends:

1. That the Hamilton Housing Needs Study dated January 1976, prepared by Peter Barnard and Associates in conjunction with Proctor and Redfern Ltd., be adopted with the following amended policies and recommendations:

i) Meeting the Overall Housing Need

A. Adopt a housing unit target of 2,600 units to be built annually from 1976-81 and 3,000 units annually from 1981-86.

B. Adopt an annual housing unit inventory target approved for development of 1,300 single family dwelling units, 260 semi-detached dwelling units, 320 row house dwelling units, 4,990 apartment dwelling units.

C. Inform other Federal, Provincial, Regional and City agencies of targets.

D. Use unit type forecasts as guidelines in evaluating community and subdivision plans.

ii) Setting and Meeting Assistance Priorities

A. Provide 660 low income units (440 row, 220 apartment) annually by:

a) requesting the Provincial Government to raise shelter allowances.

b) requesting the Ministry of Housing to provide more rent supplement units.

c) requesting the Ministry of Housing and C.M.H.C. to provide more opportunities under the Modified Limited Dividend Program.

d) requesting the Ministry of Housing to provide additional public housing units.

e) the City initiating a study of the extent and nature of the problems faced by the handicapped in obtaining suitable accommodation.

f) the City examining the financial implications of creating a non-profit housing corporation.

B. Ease the problems of single senior citizens by:

a) requesting the Province to re-assess the G.A.I.N.S. program for single senior citizens.

b) ensuring that senior citizens units currently planned and/or requested are completed within the next five years.

iii) Stimulate Rental Construction

A. Stimulate apartment construction by:

a) requesting the senior governments to examine rental investment incentives.

b) the City investigating the use of incentives to stimulate apartment construction.

c) carefully monitoring apartment construction.

B. Stimulate construction of more rental units suitable for families by:

a) ensuring a mix of family rental units in subdivisions.

b) discouraging condominium conversion of row and low-rise units.

c) establishing a quota system to be used in evaluating condominium applications.

d) requesting the C.M.H.C. and the Ministry of Housing to examine the lack of low-rise rental units.

e) studying various alternatives to encourage low-rise apartments.

iv) Rehabilitation of Existing Housing Stock

A. Establish and meet an O.H.R.P. target of 195 units annually.

B. Continue participation in the N.I.P. and R.R.A.P. programs.

C. Monitor the number of units rehabilitated through the application of the Property Standards By-law.

v) Residential Development Monitoring Program

A. Establish a monitoring program in the Regional Planning Department.

B. The City involve 'outside' agencies and organizations as well as other civic departments in establishing a program of monitoring residential development.

C. Solicit and disseminate information regarding housing trends on a regular basis.

NOTE: The Hamilton Housing Needs Study was prepared through an Ontario Housing Action Program (O.H.A.P.) grant to provide a comprehensive review of the existing housing situation in the City of Hamilton and to suggest solutions to any uncovered problems.

Following its completion in January 1976, its availability was advertized in The Spectator, and copies were circulated to various individuals, agencies and groups for their comments. These comments in the form of submissions were presented at public meetings of the Planning and Development Committee held on May 5, 1976, July 14, 1976 and October 6, 1976.

On the basis of the submissions received and the public meetings held, it is now recommended that the Hamilton Housing Needs Study be adopted along with the amended recommendations and policies set out above.

Respectfully submitted,

Alderman W. M. McCulloch
Chairman
Planning and Development Committee

JWM:sm
October 12, 1976